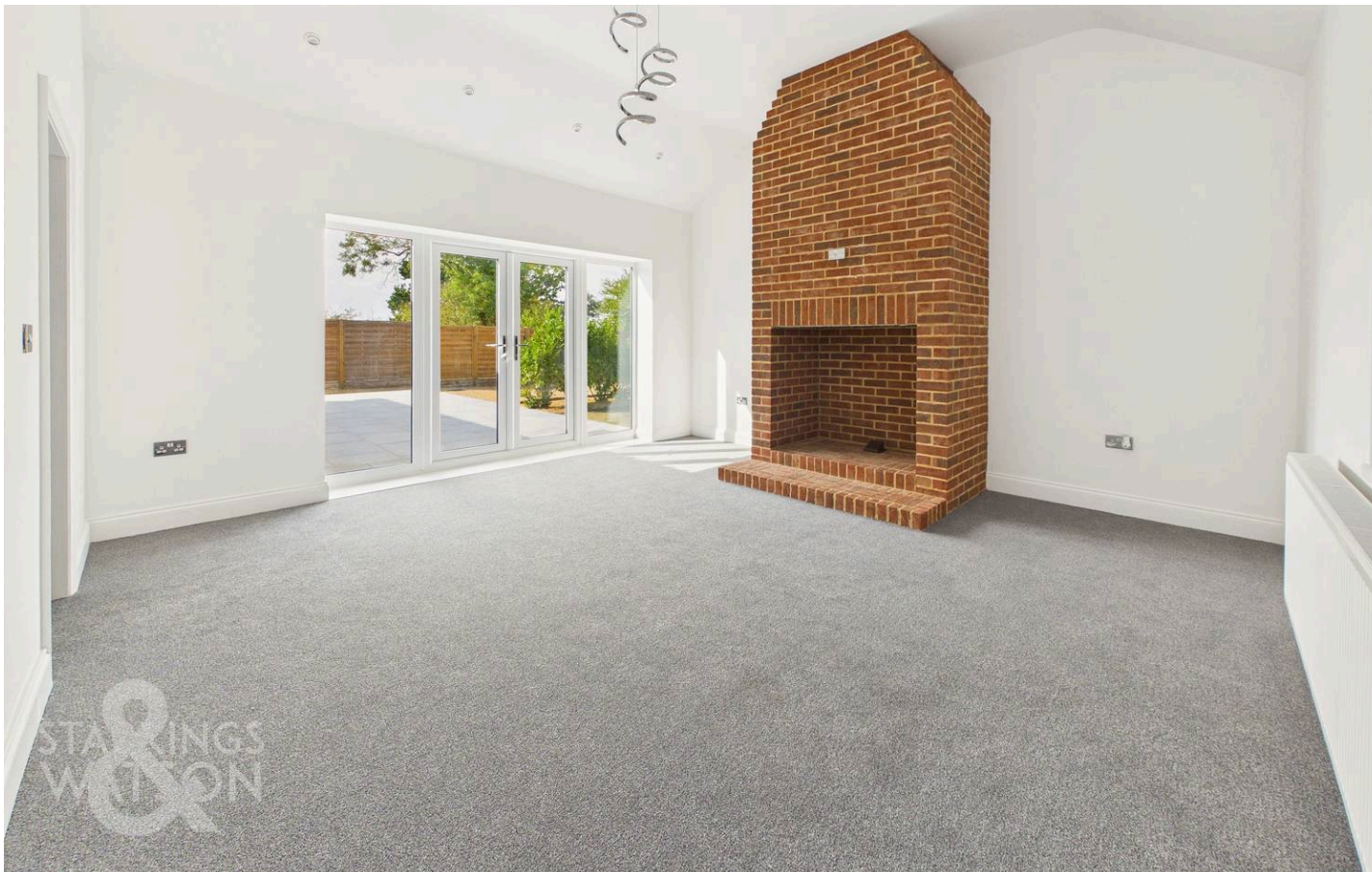




Bury Road, Hepworth - IP22 2PY



Bury Road

Hepworth, Diss

NO CHAIN! Presenting this STUNNING, BRAND NEWLY BUILT DETACHED BUNGALOW, offered with NO ONWARD CHAIN and finished to an EXCEPTIONALLY HIGH SPECIFICATION throughout. Boasting approximately 1350 SQFT OF INTERNAL ACCOMMODATION (stms), this impressive home welcomes you through a spacious entrance hall, flowing seamlessly into the HEART OF THE HOME: a 22' OPEN PLAN KITCHEN/DINING ROOM, perfectly appointed for family living and entertaining (with an ADJACENT UTILITY ROOM for added convenience). The SITTING ROOM is a true showstopper, featuring a VAULTED CEILING and an ELEGANT BRICK FIREPLACE and doors onto the extended patio area creating a warm and inviting atmosphere. Three AMPLE BEDROOMS offer flexible accommodation, ideal for families or guests, and are serviced by TWO CONTEMPORARY BATHROOMS (including an en suite to the principal bedroom). Every detail has been thoughtfully considered, from the quality finishes to the versatile layout, ensuring comfortable and stylish living.



Externally you will find plenty of SECURE and GATED DRIVEWAY PARKING to the front and side with EV charger as well as landscaped gardens with a large extended patio. Beyond the gardens there is an OPEN FIELD ASPECT offering a sense of space. This property is perfectly suited for those seeking SPACE, PRIVACY, and MODERN LUXURY within easy reach of amenities.

Council Tax band: TBD

Tenure: Freehold

- No Chain!
- Brand Newly Build Detached Bungalow
- Finished To A High Specification
- Approximately 1350 SQFT Of Internal Accommodation (stms)
- 22' Open Plan Kitchen/Diner With Adjacent Utility
- Sitting Room With Feature Vaulted Ceiling & Brick Fireplace
- Three Ample Bedrooms & Two Bathrooms
- Wrap Around Gardens, Gated Driveway & Fields Beyond

Hepworth is a small village set in an attractive, gently rolling area of north Suffolk which offers an idyllic rural lifestyle but with good access to amenities. The nearby villages of Botesdale and Rickinghall offer good local shopping, schooling and medical facilities.



The historic town of Bury St Edmunds lies some 11 miles away via the A143, allowing connections to the A14 leading to the Midlands and motorway network. Around 10 miles to the north is the market town of Diss which provides extensive local and national shopping, schooling to all levels, sporting and recreational facilities including rugby, cricket and football clubs along with an 18 hole golf course. Diss has a mainline rail station providing regular commuter services to Norwich and London Liverpool Street.

SETTING THE SCENE

Approached using the shared roadway to the front with neighbouring dwellings leading to a secure gated driveway enclosed with a low level brick wall. The shingled driveway provides plenty of parking off road as well as central lamp post, EV charger, front lawn, side gate to the side suitable for tucking a works vehicles away securely and the main entrance door to the front which is covered with a storm porch.

THE GRAND TOUR

Entering the bungalow via the main entrance door to the front there is a central hallway with built in storage cupboards. The hallway leads to all further rooms with the first room on the left being the utility offering a range of wall and base level storage as well as space and plumbing for white goods. The utility leads usefully into the kitchen adjacent extending to approximately 22' creating a real 'heart of the home' with bi-folding doors onto the garden. This impressive rooms provides plenty of space for family life with the kitchen also offering a range of wall and base level units with squared edge worktops over in addition to the integrated appliances with fridge/freezer, electric oven and hob and dishwasher. Leading back off the hallway there are two ample bedrooms found overlooking the rear garden. Through an internal door in the hallway there is then access to the master bedroom, main bathroom and sitting room.

The family bathroom benefits from a four piece suite with bath, separate double shower as well as hand wash basin and w/c within vanity. The master bedroom is a lovely room with an excellent walk in wardrobe and en-suite bathroom, again with four piece suite with separate bath and shower. The final room being the main sitting to the rear of the bungalow with a stunning vaulted ceiling and brick built fireplace. There is also a set of double doors leading out to the extended rear patio.

FIND US

Postcode : IP22 2PY

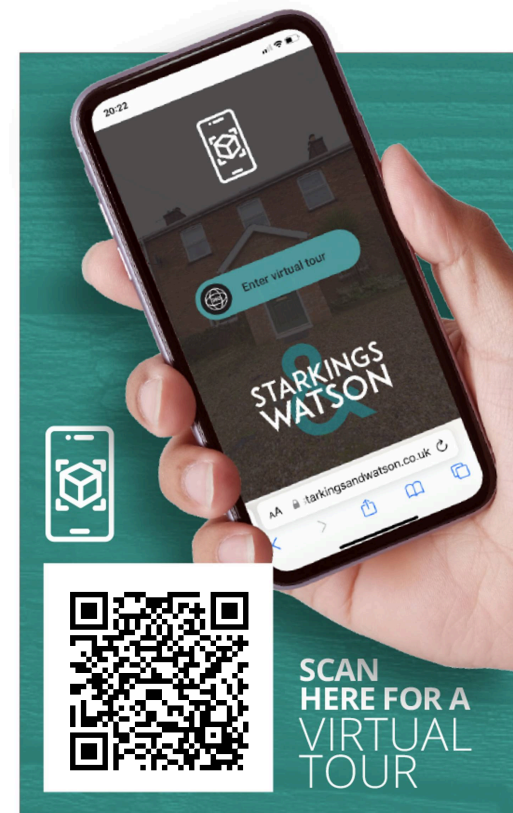
What3Words : ///circulate.animates.star

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

There are two plots adjacent on either side of the bungalow which there is active planning for the erection of similar detached bungalows. The property benefits from private drainage via the treatment plant.

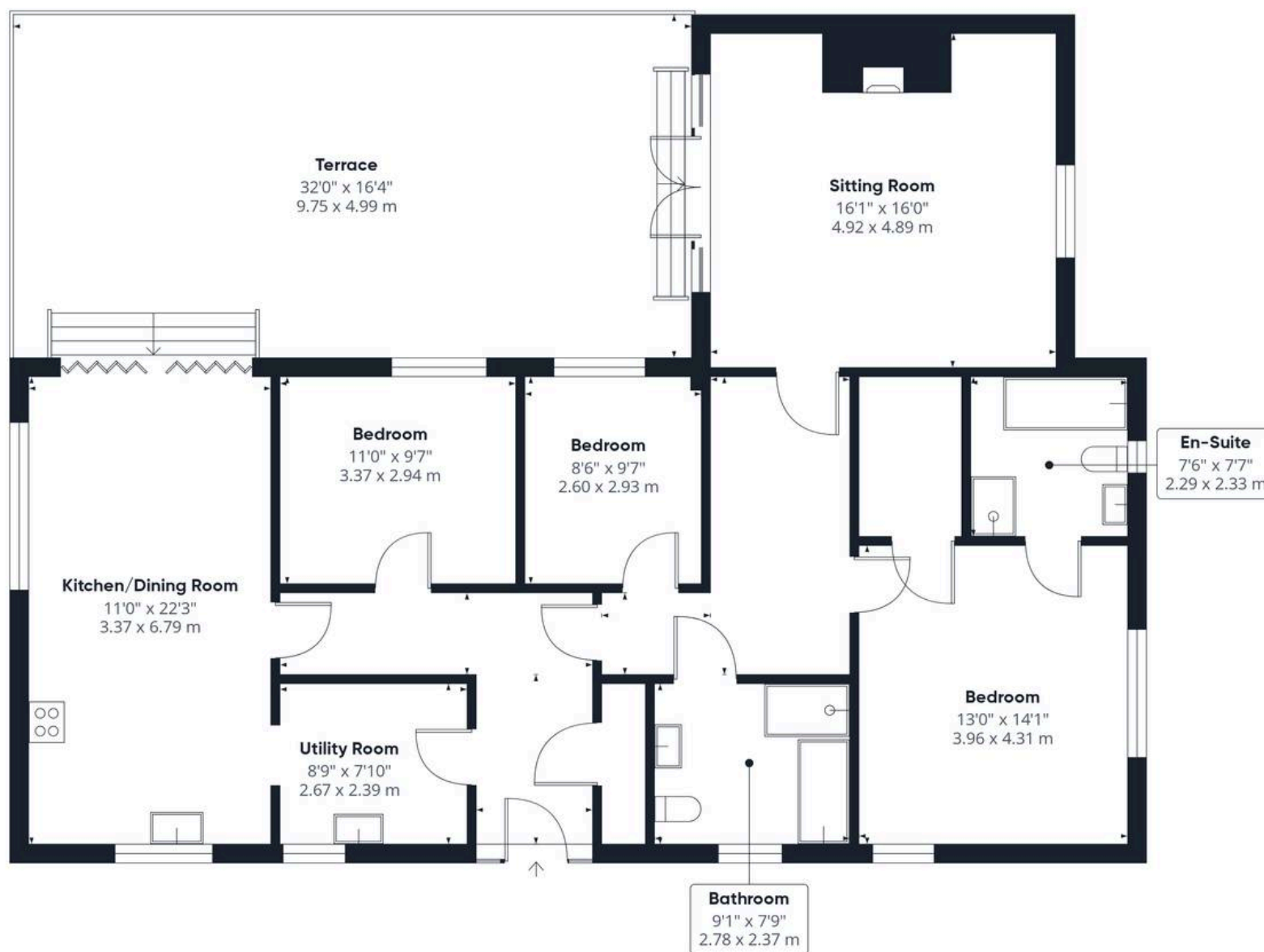




THE GREAT OUTDOORS

Stretching across the rear of the property, a fabulous large patio is the perfect spot for outside dining with more than enough room for entertaining friends and family. To the left, a shingle driveway leaves room for parking of multiple vehicles, and to the right, the garden is laid to lawn with views of open countryside. These two areas are separated by newly planted hedging.





Approximate total area⁽¹⁾

1347 ft²

125.2 m²

Balconies and terraces

523 ft²

48.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.